

IN RE: PETITION FOR ZONING VARIANCE  
N/S Woodcourt Road, 81' W of  
Wickfield Road  
(2702 Woodcourt Road)  
3rd Election District  
2nd Councilmanic District  
Sarah G. Bohn  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 90-32-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a rear yard setback of 16 feet in lieu of the required 22.5 feet for an open projection (porch) as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 2702 Woodcourt Road, consists of 8,000 sq. ft. more or less zoned D.R. 5.5 and is improved with a two story single family dwelling which has been the Petitioner's residence for the past three years. Ms. Bohn testified that she is desirous of constructing a 16' x 19.6' covered porch on the rear of the existing dwelling; however, due to the location of the dwelling on the property, the proposed porch addition will not meet the required rear property line setbacks. Testimony indicated Petitioner's disabled mother resides with her and the proposed porch will provide more habitable space for her and her family. Ms. Bohn testified she has spoken with her neighbors who have no objections to her plans. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements

of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of August, 1989 that the Petition for Zoning Variance to permit a rear yard setback of 16 feet in lieu of the required 22.5 feet for an open projection (porch) in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

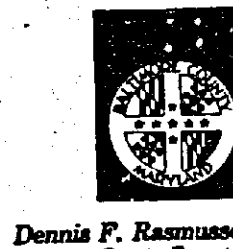
- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

A. M. Nastarowicz  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

August 16, 1989



Ms. Sarah G. Bohn  
2702 Woodcourt Road  
Baltimore, Maryland 21209

RE: PETITION FOR ZONING VARIANCE  
N/S Woodcourt Road, 81' W of Wickfield Road  
(2702 Woodcourt Road)  
3rd Election District - 2nd Councilmanic District  
Sarah G. Bohn - Petitioner  
Case No. 90-32-A

Dear Ms. Bohn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

A. M. Nastarowicz  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: People's Counsel

File

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., July 13, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 13, 1989.

THE JEFFERSONIAN,

S. Zake Olson  
Publisher

PO 13702  
reg M31017  
ce 90-32-A  
price \$39.40

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Petition for Zoning Variance, Case No. 90-32-A, at the County Office Building, 111 W. Chesapeake Avenue, Room 113, Baltimore, Maryland 21201, on Friday, August 4, 1989 at 11:00 a.m.  
The Petitioner is Sarah G. Bohn, 2702 Woodcourt Road, Baltimore, Maryland 21209.  
The subject property is located at 2702 Woodcourt Road, 81' W of Wickfield Road, 3rd Election District, 2nd Councilmanic District.  
The proposed variance is to permit a rear yard setback of 16 feet in lieu of the required 22.5 feet for an open projection (porch) on the rear of the existing dwelling.  
Any request for a variance must be made in writing to the Zoning Commissioner at least 10 days prior to the date of the hearing and must be accompanied by a copy of the Petition for Zoning Variance and a copy of the proposed variance map.  
The Zoning Commissioner reserves the right to deny the variance if it is determined that the variance is not in the public interest or that it would be detrimental to the health, safety or general welfare of the community.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
1700 July 13

#### HELP WANTED

SALES/REPRESENTATIVE - High Income, Travel Agents, Merchants, Insurance Service, Listings, Sales to 100,000, 100% commission. Call (410) 758-6800, ext. A-7952.

ON T.V. - Many needed for commercials. Casting info. 1-800-7-6000, ext. TV-7952.

TELETYPE - High Income Government, 100% commission. Call (410) 758-6800, ext. A-7952.

TELETYPE - High Income Government, 100% commission. Call (410) 758-6800, ext. A-7952.

TELETYPE - High Income Government, 100% commission. Call (410) 758-6800, ext. A-7952.

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TELETYPE - High Income Government, 100% commission. Call (410) 758-6800, ext. A-7952.

ZONING Description  
Beginning on the north side of Woodcourt Road, 80 feet wide, at the distance of 81' west of the centerline of Wickfield Road, being lots 13, Block G, in the subdivision of Part 2, Section 3, Pk. 1000, Book R.R.G. 20 of 1940 126, also known as 2702 Woodcourt Road in the 3rd Election District.

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

Date of Posting: July 13, 1989

District: 3rd  
Posted for: Variance  
Petitioner: Sarah G. Bohn  
Location of property: N/S Woodcourt Road, 81' W of Wickfield Road  
2702 Woodcourt Road  
Location of Sign: In front of 2702 Woodcourt Road

Remarks: S.G. Bohn  
Posted by: S.G. Bohn  
Number of Signs: 1

Date of return: July 14, 1989

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-32-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 302.3.B (211.A), 301.1  
To allow a rear yard setback of 16 ft. for an open projection (porch)  
in lieu of the required 22.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

NOT ENOUGH ROOM IN REAR YARD AREA FOR COVERED DECK 12'-9" x 6" x 2" TO BE SCREENED IN.  
SET BACK ONLY ALLOWS 2' - NEED 16' TOTAL

DOES NOT IMPROVE ON UTILITY EASEMENT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	MAP NW 21
(Type or Print Name)	(Type or Print Name)	B. D. <u>3rd</u>
Signature	Signature	DATE <u>7/13/89</u>
Address	<u>MRS. SARAH G. BOHN</u>	200 <u>6/8</u>
City and State	(Type or Print Name)	1000 <u>RA</u>
	<u>Towson, MD</u>	99

Attorney for Petitioner:	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
(Type or Print Name)	<u>2702 WOODCOURT RD. 653-4466</u>
Address	<u>BALTO COUNTY MD</u>
City and State	<u>TOWSON, MD</u>
Signature	<u>SARAH G. BOHN</u>
Address	<u>2702 WOODCOURT RD. 653-4466</u>
City and State	<u>BALTO COUNTY MD</u>

Attorney's Telephone No.: 653-4466

ORDERED BY The Zoning Commissioner of Baltimore County, this 31st day of July, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4 day of August, 1989, at 11 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County  
(over)

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

Mrs. Sarah G. Bohn  
2702 Woodcourt Road  
Baltimore, Maryland 21209

Re: Petition for Zoning Variance  
CASE NUMBER: 90-32-A  
N/S Woodcourt Road, 81' W of Wickfield Road  
2702 Woodcourt Road  
3rd Election District - 2nd Councilmanic District  
Petitioner(s): Sarah G. Bohn  
HEARING SCHEDULED: FRIDAY, AUGUST 4, 1989 at 11:00 a.m.

Dear Mrs. Bohn:

Please be advised that \$86.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND		No.	074610
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE	8/14/89	ACCOUNT	Bol615000
AMOUNT \$		46.00	
RECEIVED FROM	Sarah G. Bohn		
FOR	90-32-A		
B 0071*****866028 5046F			
VALIDATION OR SIGNATURE OF CASHIER			



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

June 29, 1

# NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-32-A  
NS Woodcourt Road, 81' W of Wickfield Road  
2702 Woodcourt Road  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Sarah G. Bohn  
HEARING SCHEDULED: FRIDAY, AUGUST 4, 1989 at 11:00 a.m.

Variances To allow a rear yard setback of 16 ft. for an open projection (porch) in lieu of the required 22 1/2 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

JRH:gs

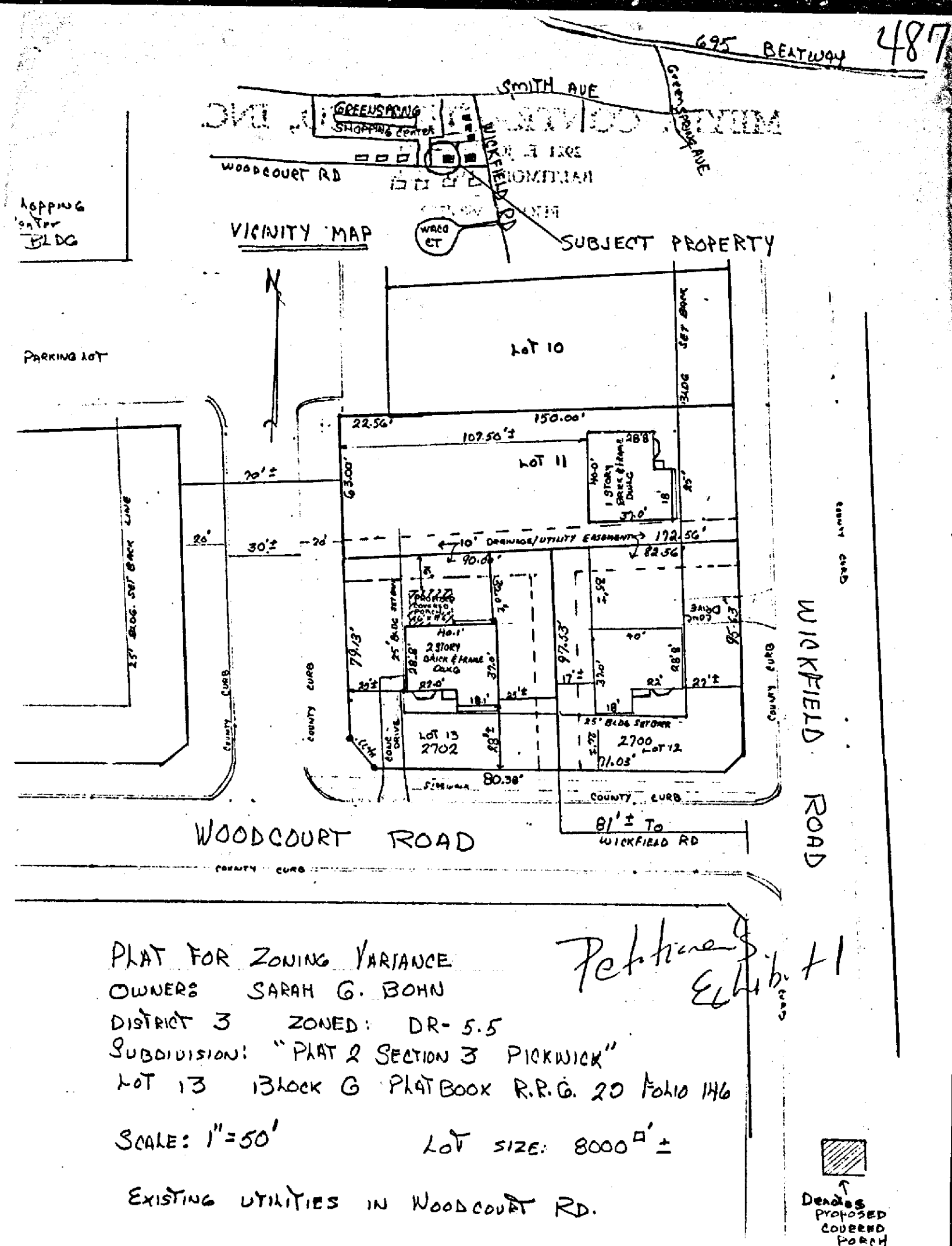
cc: Petitioner  
File

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

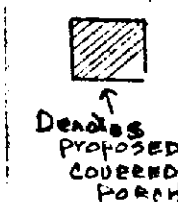
TO: J. Robert Haines  
Zoning Commissioner  
DATE: July 24, 1989  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Sarah Bohn, Item 487  
Zoning Petition No. 90-32-A

The petitioner requests a variance to allow a rear yard setback of 16 feet for an open projection (porch) in lieu of the required 22-1/2 feet. In reference to this request, staff offers no comment.

PK/sf



PLAT FOR ZONING VARIANCE  
OWNERS SARAH G. BOHN  
DISTRICT 3 ZONED: DR-5.5  
SUBDIVISION: "PART 2 SECTION 3 PICKWICK"  
LOT 13 BLOCK G PLATBOOK R.R.G. 20 FOLIO 146  
SCALE: 1"=50' LOT SIZE: 8000<sup>±</sup>  
EXISTING UTILITIES IN WOODCOURT RD.



## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mrs. Sarah G. Bohn  
2702 Woodcourt Road  
Baltimore, MD 21203

RE: Item No. 487, Case No. 90-32-A  
Petitioner: Sarah G. Bohn  
Petition for Zoning Variance

Dear Mrs. Bohn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

June 6, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 487, 488, 489, 491, 492, 494, 495, 496, 497, 498, and 499.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lw

Baltimore County  
Fire Department  
800 York Road  
Towson, Maryland 21204-2586  
(301) 887-4500  
Paul H. Reincke  
Chief

June 1, 1989

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: Sarah G. Bohn

Location: #2702 Woodcourt Road

Item No.: #487.7

Zoning Agenda: May 30, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *CH* July 6-2-89 Noted and  
Planning Group Approved  
Special Inspection Division

*Robert M. Brady*  
Fire Prevention Bureau

JK/ker